

# COUNTY OF YORK

## MEMORANDUM

**DATE:** April 20, 2006 (BOS Mtg. 5/16/06)

**TO:** York County Board of Supervisors

**FROM:** James O. McReynolds, County Administrator



**SUBJECT:** Proposed Lease Agreement with Triad Demolition, LLC, for a Portion of the County's Waste Management Center

As you can see from the attached letter of March 22, 2006, from Triad Demolition, LLC, Triad has offered to lease a 4-acre portion of the County's old landfill site located at the Waste Management Center for the purpose of establishing a temporary concrete crushing facility. As explained in the letter, a demolition project at the Yorktown Naval Weapons Station will produce broken concrete suitable for recycling as crushed stone. Triad intends to begin stockpiling the broken concrete on the County's property immediately, and mobilize its temporary concrete crushing equipment on the site beginning in January 2007. By the end of June 2007, all materials will be removed from the site.

As rent, Triad would provide the County with 1,500 tons of #21 crush stone, having a current market value of approximately \$18,000, a figure with which the Department of Environmental & Development Services (EDS) agrees. I am advised by John Hudgins, Director of EDS, that the County has a continuous need for #21 crush stone which is useful for maintaining the gravel roads at the landfill site. In my opinion, the value of the stone exceeds the fair market rental value for the site for the period of time contemplated.

Attached are copies of two photographs showing the area proposed to be leased to Triad, one being a wide-angled aerial view of the entire area, the other a more close-up view showing the lease area and the immediately adjacent portion of the Waste Management Center. The proposed lease requires Triad not only to remove its equipment and any remaining crushed stone at the conclusion of the lease, but also to rough grade the premises to restore them as nearly as practicable to their condition at the commencement of the lease. Moreover, the proposed lease provides that Triad would vacate the premises in the event that the property is needed for use as a debris management area in the event of a disaster or weather emergency.

This matter has been advertised for a public hearing as is required generally with respect to leases or conveyances of public property. Attached is proposed Resolution R06-65 for your consideration, which, if adopted, would authorize the County Administrator to enter into the proposed lease.

Barnett/3440:swh

Attachments

- Letter from Triad Demolition dated March 22, 2006
- Photographs showing subject area
- Proposed Resolution R06-65